

# **East Richmond Heights Municipal Advisory Council Land Use Committee**

Location and Mailing address: **Office of Supervisor John Gioia**  
11780 San Pablo Ave.,  
Suite D, El Cerrito 94530

This subcommittee reports to the full ERHMAC

## **REMOTE MEETING IN EFFECT.**

**TO SLOW THE SPREAD OF COVID-19, THE HEALTH OFFICER'S SHELTER ORDER PREVENTS PUBLIC GATHERINGS. IN LIEU OF A PUBLIC GATHERING, THE EAST RICHMOND HEIGHTS MUNICIPAL ADVISORY COUNCIL MEETING WILL BE ACCESSIBLE VIA ZOOM TO ALL MEMBERS OF THE PUBLIC AS PERMITTED BY THE GOVERNOR'S EXECUTIVE ORDER N-29-20**

## **HOW TO VIEW THE MEETING VIA ZOOM:**

**Link:** <https://cccouny-us.zoom.us/j/83849109516>

## **HOW TO PROVIDE PUBLIC COMMENT:**

Persons who wish to address the MAC during Public Comment or with respect to an item on the agenda may join the meeting (use link above) or call in as follows:

**Zoom meeting Dial-In-Number:** 888-278-0254

**Conference code:** 259959

**Meeting ID:** 838 4910 9516

**Members:** Joann Pavlinec, Jinwei Zhang

The East Richmond Heights Municipal Advisory Council (ERHMAC) or subcommittees of the ERHMAC will provide reasonable accommodation for persons with disabilities planning to attend ERHMAC meetings or ERHMAC subcommittee meetings. Please contact James Lyons at 510-942-2222 or [james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us) for more information.

A printed agenda will be available for review at the **Arlington Market**. Electronic copies are available for download at: <https://ca-contracostacounty2.civicplus.com/6805/East-Richmond-Heights-Municipal-Advisory>

**AGENDA  
July 8, 2021  
6:30 pm**

**Call to Order/Welcome/Roll Call  
Public Comment  
Discussion Items**

The Land Use Subcommittee will review, discuss and make a recommendation to the Planner assigned to the following applications:

D.1 – County File #**CDDP21-03016**. The applicant would like to construct a 1,426 square foot addition in back of the existing house. The subject property is located at 1633 Elm Avenue in the unincorporated East Richmond Heights area of Contra Costa County.

**Adjourn:**



## AGENCY COMMENT REQUEST

Date 6/7/21

We request your comments regarding the attached application currently under review.

**DISTRIBUTION**

**INTERNAL**

<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
APC PW Staff	County Geologist

**HEALTH SERVICES DEPARTMENT**

<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
--	---------------------

**PUBLIC WORKS DEPARTMENT**

Engineering Services (1 Full-size + 3 email Contacts)

Traffic

Flood Control (Full-size)      Special Districts

**LOCAL**

☒ Fire District Contra Costa

San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)

East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

Sanitary District West Coast Wastewater

Water District EBMUD

☒ City of Richmond

School District(s) \_\_\_\_\_

LAFCO

Reclamation District # \_\_\_\_\_

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC East Richmond

Improvement/Community Association

CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_

\_\_\_\_\_

*Please submit your comments to:*

Project Planner Margaret Mitchell

Phone # 925-655-2875

E-mail margaret.mitchell@dcd.cccounty.us

County File # CDDP21-03016

Prior to June 30, 2021

\*\*\*\*\*

We have found the following special programs apply to this application:

☒ Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # \_\_\_\_\_

60-dBA Noise Control

CA EPA Hazardous Waste Site

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



# Planning Application

## Department of Conservation and Development

### Community Development Division

30 Muir Road  
Martinez, CA 94553  
(925) 674-7200  
[www.cccounty.us](http://www.cccounty.us)

#### PROJECT DATA

Total Parcel Size: 3850 ft<sup>2</sup>  
Proposed Number of Units: 1  
Proposed Square Footage: 1426 ft<sup>2</sup>  
Estimated Project Value: \$300,000

#### TYPE OF APPLICATION (Mark all that apply):

<input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS _____
<input checked="" type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	OTHER _____

#### PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Jeffrey Dowgala  
ADDRESS: 1633 Elm Ave  
CITY, STATE: Richmond ZIP: 94805  
PHONE #: 610-390-0503  
EMAIL: Dowgala@gmail.com

#### APPLICANT (MAIN CONTACT INFORMATION)

NAME: Jeffrey Dowgala  
ADDRESS: 1633 Elm Ave  
CITY, STATE: Richmond ZIP: 94805  
PHONE #: 610-390-0503  
EMAIL: Dowgala@gmail.com

☒ I am the property owner and hereby authorize the filing of this application. ☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE:  Digitally signed by Jeffrey Dowgala  
DN: cn=JEFF, o=Dowgala@gmail.com, cn=Jeffrey Dowgala  
Reason: I attest to the accuracy and integrity of this document  
Date: 2021.06.01 15:25:35-0700

SIGNATURE: \_\_\_\_\_

#### Project Description and Location:

Construct 1426 square foot addition in back of existing house

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

**Project Description:** Request for approval of a Development Plan application to allow a 2-story addition to a SFR on an undersized lot.

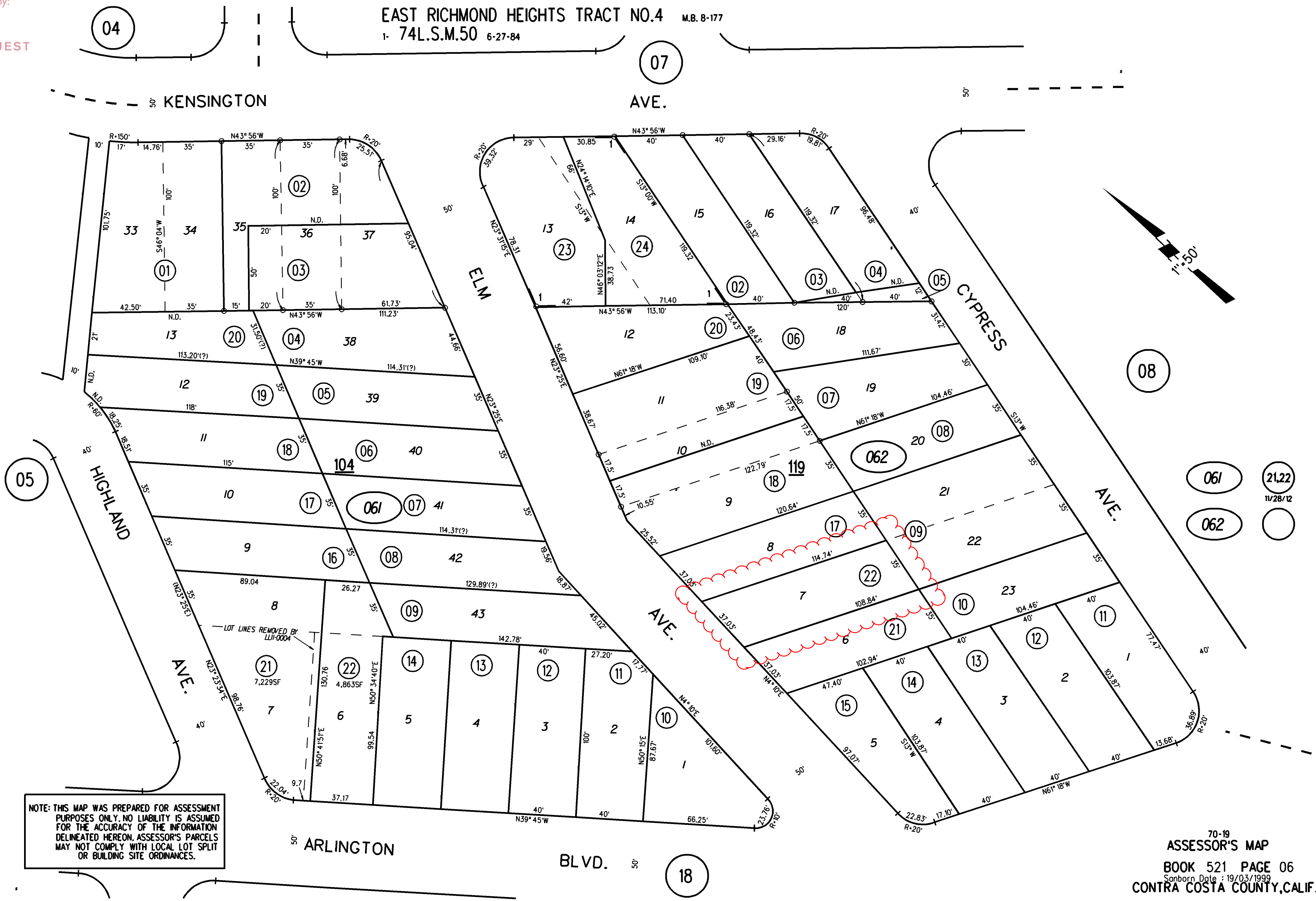
Public hearing requested under CDSL21-00038.

**Property Description:** Lot 7 of Block 119 of the Map of East Richmond Heights Tract No. 4 ☐ Housing Inventory Site

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #:521-062-022
Area: Richmond	*CDD Base Fee/Deposit	\$ 1,500	S-015	Site Address: 1633 Elm Avenue
Fire District: Contra Costa	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: R-6
Sphere of Influence: Richmond	*PW Base Fee/Deposit	\$	S-	General Plan: SH
Flood Zone: X	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Census Tract: 3620
x-ref Files: CDSL21-00038	Notification Fee	\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: 1
	Environmental Health Dept.	\$57.00	5884	Received By: Dominique Vogelpohl
Concurrent Files:	<b>TOTAL</b>	\$ 1,662		Date Filed: 6/2/2021
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: CDDP21-03016

APPLICATION SUBMITTAL ON REVERSE





NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



General Plan: SFR, High Density (SH)



Legend

City Limits

General Plan

SV (Single Family Residential - Ver

SL (Single Family Residential - Low

SM (Single Family Residential - Me

SH (Single Family Residential - Hig

ML (Multiple Family Residential - Lc

MM (Multiple Family Residential - M

MH (Multiple Family Residential - H

MV (Multiple Family Residential - Vi

MS (Multiple Family Residential - Vi

CC (Congregate Care/Senior Housi

MO (Mobile Home)

M-1 (Parker Avenue Mixed Use)

M-2 (Downtown/Waterfront Rodeo I

M-3 (Pleasant Hill BART Mixed Use

M-4 (Willow Pass Road Mixed Use)

M-5 (Willow Pass Road Commercia

M-6 (Bay Point Residential Mixed U

M-7 (Pittsburg/Bay Point BART Sta

M-8 (Dougherty Valley Village Cent

M-9 (Montalvin Manor Mixed Use)

M-10 (Willow Pass Business Park M

M-11 (Appian Way Mixed Use)

M-12 (Triangle Area Mixed Use)

M-13 (San Pablo Dam Road Mixed

M-14 (Heritage Mixed Use)

CO (Commercial)

OF (Office)

BP (Business Park)

LI (Light Industry)

HI (Heavy Industry)

AL, OIBA (Agricultural Lands & Off

CR (Commercial Recreation)

ACO (Airport Commercial)

LF (Landfill)

PS (Public/Semi-Public)

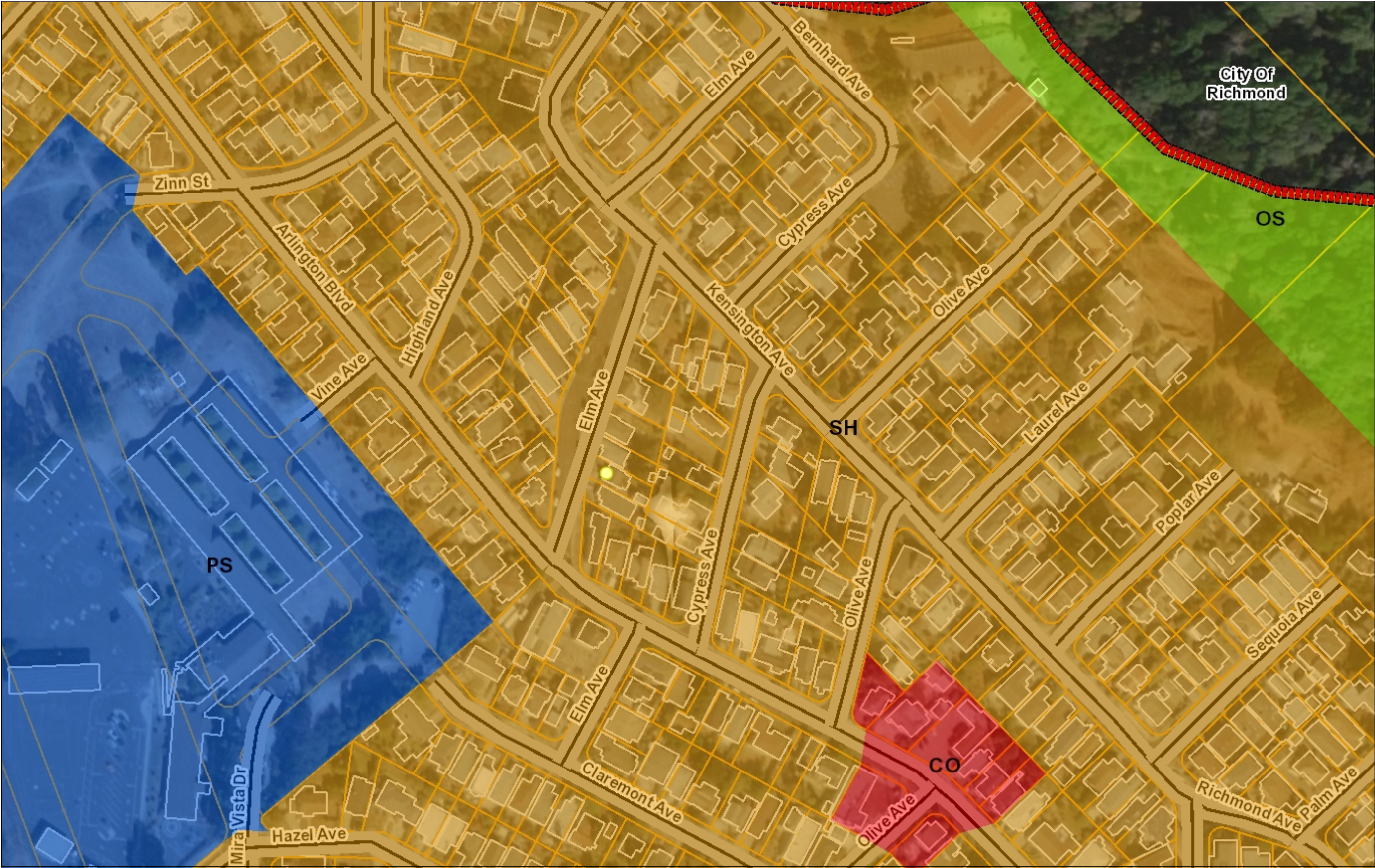
PR (Parks and Recreation)

OS (Open Space)

1: 2,257



Notes  
CDDP21-03016



0.1 0 0.04 0.1 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION





Legend

City Limits

Zoning

R-6 (Single Family Residential)

R-6, -FH -UE (Flood Hazard and A

R-6 -SD-1 (Slope Density Hillside I

R-6 -TOV -K (Tree Obstruction anc

R-6, -UE (Urban Farm Animal Excl

R-6 -X (Railroad Corridor Combinir

R-7 (Single Family Residential)

R-7 -X (Railroad Corridor Combin

R-10 (Single Family Residential)

R-10, -UE (Urban Farm Animal Exc

R-12 (Single Family Residential)

R-15 (Single Family Residential)

R-20 (Single Family Residential)

R-20, -UE (Urban Farm Animal Exc

R-40 (Single Family Residential)

R-40, -FH -UE (Flood Hazard and A

R-40, -UE (Urban Farm Animal Exc

R-65 (Single Family Residential)

R-100 (Single Family Residential)

D-1 (Two Family Residential)

D-1 -T (Transitional Combining Dist

D-1, -UE (Urban Farm Animal Excl

M-12 (Multiple Family Residential)

M-12 -FH (Flood Hazard Combining

M-17 (Multiple Family Residential)

M-29 (Multiple Family Residential)

F-R (Forestry Recreational)

F-R -FH (Flood Hazard Combining I

F-1 (Water Recreational)

F-1 -FH (Flood Hazard Combining I

A-2 (General Agriculture)

A-2, -BS (Boat Storage Combining I

A-2, -BS -SG (Boat Storage and So

A-2 -FH (Flood Hazard Combining I

A-2, -FH -SG (Flood Hazard and Sc

A-2 -SD-1 (Slope Density Hillside D

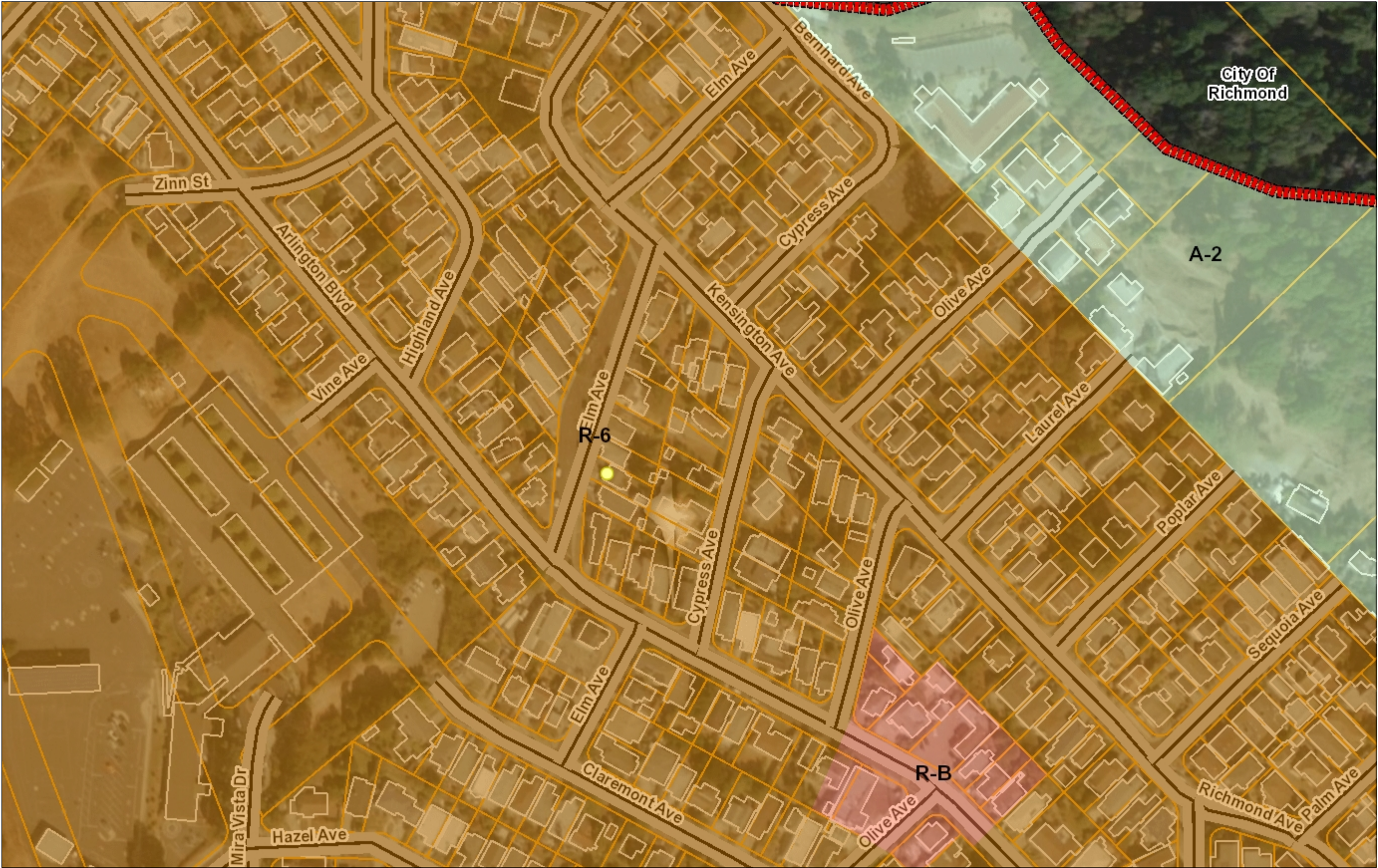
A-2, -SG (Solar Energy Generation

1: 2,257



Notes

CDDP21-03016

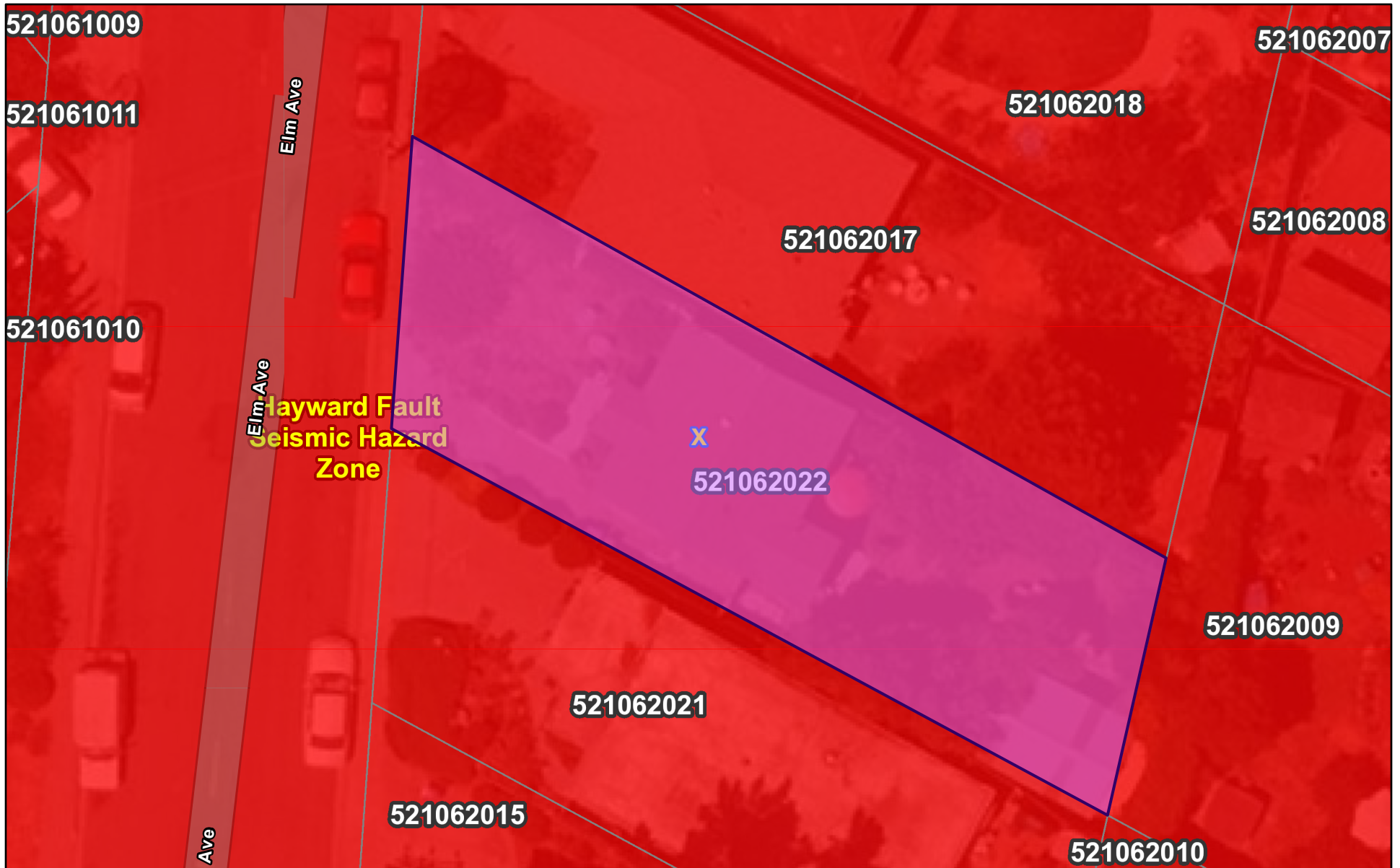


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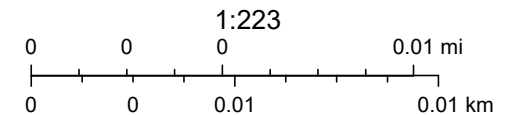
# CDDP21-03016 Fault Map



June 4, 2021

FEMA Flood Zones

	A		AH		VE
	AE		AO		B - (500 year Flood Zone)
			D		X - (Outside SFHZ)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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- Legend
- City Limits
  - Streets
  - Building Outlines
  - Assessment Parcels
  - World Imagery
  - Low Resolution 15m Imagery
  - High Resolution 60cm Imagery
  - High Resolution 30cm Imagery
  - Citations



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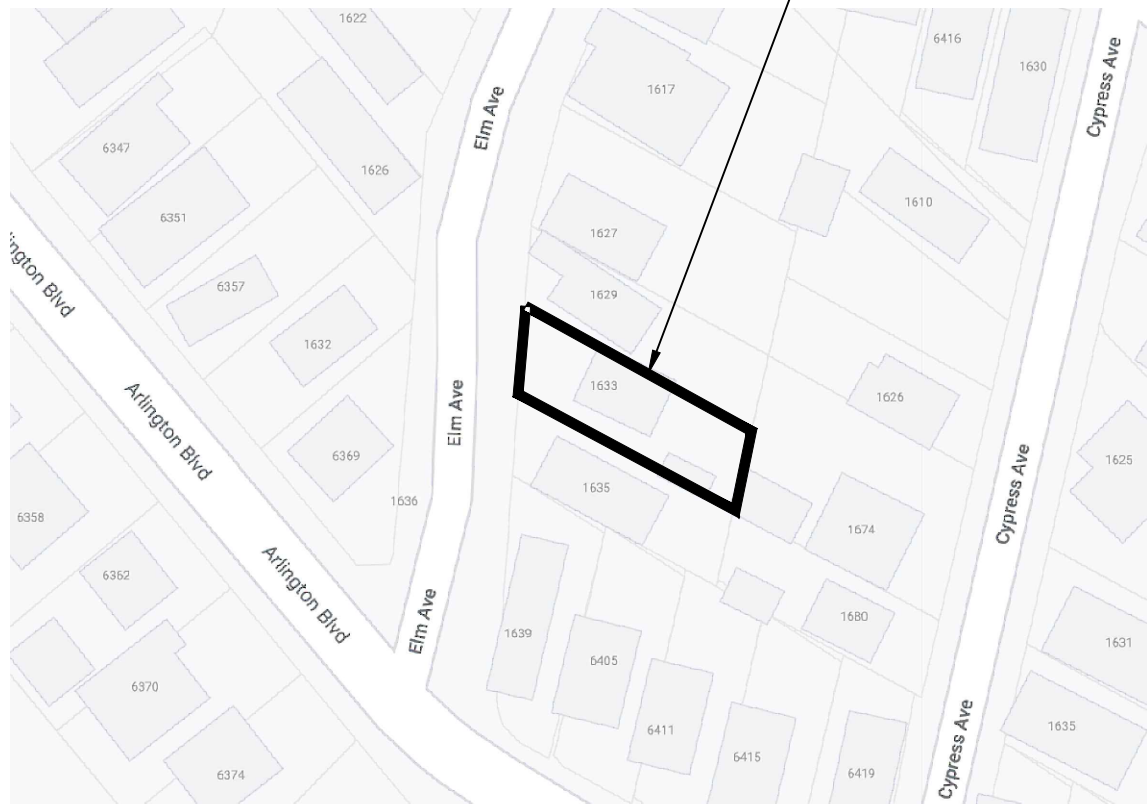
1: 282

A north arrow icon pointing upwards, located to the right of the scale bar.

Notes  
CDDP21-03016



# 1633 ELM AVE RICHMOND, CA ADDITION





Plotted: 3/22/2021 4:59 PM by Dowgala, Jeffrey File Name: c:\WJE\Work\1633 elm ave\Sheets\A1.00 SITE PLAN.dwg

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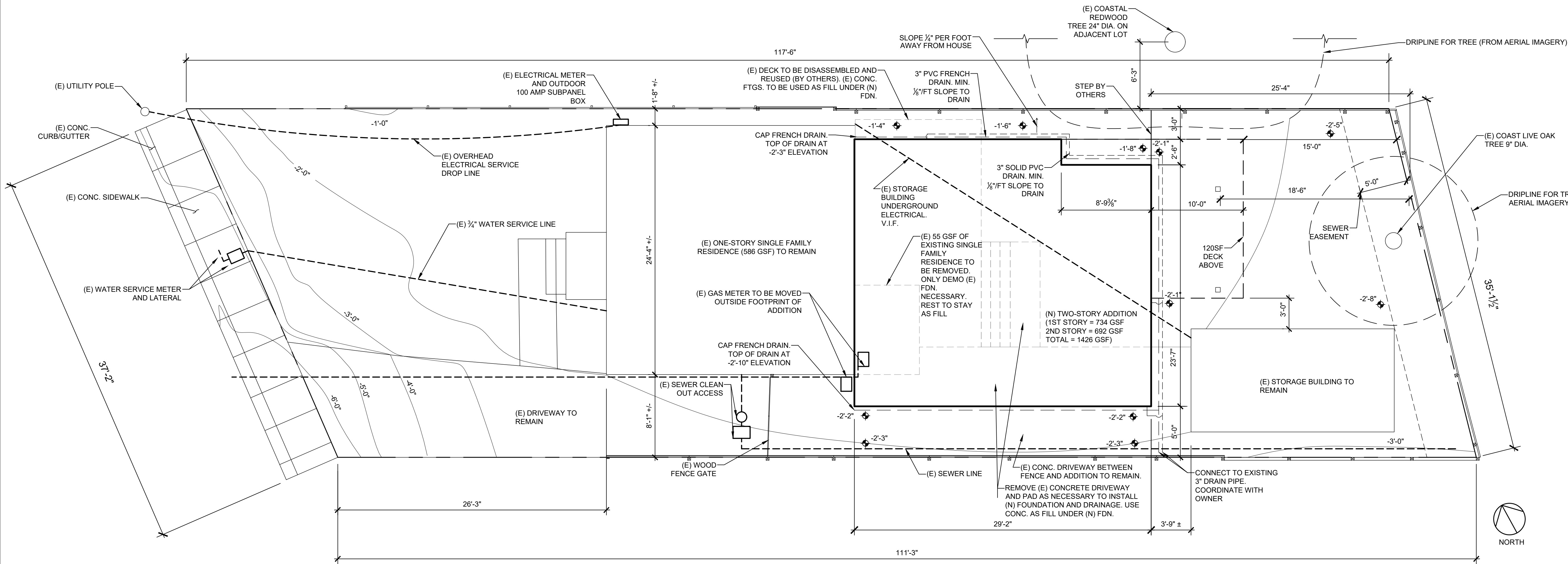
**SITE WORK NOTES**

- EXCAVATIONS SHALL BE PERFORMED IN A SAFE MANNER AND SHORED WHEN REQUIRE BY APPLICABLE SAFETY CODES AND REGULATIONS. ADEQUATE AND PROPER SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- GRADES: SLOPE GROUND AWAY FROM BUILDING WALLS AND GRADE ALL AREAS TO A SMOOTH UNIFORM SURFACE AS SHOWN IN THIS DRAWING.
- ROUND SMOOTH ALL ABRUPT CHANGES IN SLOPES. ANY GRADES WHICH SETTLE SHALL BE REFILLED TO REQUIRED LEVELS. ALL FINISHED GRADES AND SURFACES ARE TO CONDUCT WATER AWAY FROM THE FOUNDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL NECESSARY SOIL RETAINMENT DURING EXCAVATION.
- CONTRACTOR SHALL NOT ALLOW SOIL UNDER EXISTING STRUCTURES TO RAVEL, MOVE OR SLOUGH. EXISTING STRUCTURES SHALL NOT BE UNDERMINED OR DAMAGED DURING CONSTRUCTION. EXCAVATION SHALL BE PERFORMED UNDER DRY TO MOIST (NOT WET OR SATURATED) SOIL CONDITIONS, AND MEASURES SHALL BE TAKEN TO PROTECT EXPOSED CUT SLOPES.
- ANY FILL OR BACKFILL MATERIAL SHALL BE A SOIL OR SOIL/ROCK MIXTURE, FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. ALL FILLS PLACED BENEATH THE CONCRETE SHALL BE NON-EXPANSIVE.
- PROPERTY LINE INFORMATION OBTAINED FROM CONTRA COSTA COUNTY ASSESSOR'S MAP BOOK 521 PAGE 06 DATED 3/19/1999.
- PRIOR TO THE START OF ANY CLEARING, STOCKPILING, TRENCHING, GRADING, COMPACTION, OR CHANGE IN GROUND ELEVATION ON SITE, THE CONTRACTOR SHALL INSTALL FENCING AT THE DRIPLINE OF THE COASTAL REDWOOD AS SHOWN ON PLAN.
- NO GRADING, COMPACTION, STOCKPILING, TRENCHING, OR CHANGE IN GROUND ELEVATION; NO STORING VEHICLES, EQUIPMENT, MACHINERY, OR CONSTRUCTION MATERIALS; AND NO DUMPING OF OILS OR CHEMICALS SHALL BE PERMITTED WITHIN THE DRIPLINE OF THE COAST LIVE OAK OR THE COASTAL REDWOOD.

**LEGEND**

- ◆ ELEVATION FOR TOP OF GRAVEL WHERE NOTED IN DRAWING MEASURED RELATIVE TO FINISHED FLOOR OF GROUND FLOOR

**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"



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ARCHITECTS  
MATERIALS SCIENTISTS

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Philadelphia | Princeton | San Francisco | Seattle | South Florida | Washington, D.C.



Consultants

Project

**1633 Elm Ave Addition**  
**1633 Elm Ave**  
**Richmond, CA 94805**

Client

**Jeff and Andra Dowgala**  
**1633 Elm Ave**  
**Richmond, CA 94805**

Mark	Date	Description

0 1/2" 1" 2"  
THIS SHEET PLOTS FULL SIZE  
AT 24x36 (INCHES)

Project No. 0000.2021

Date 3/22/2021

Drawn JDD

Checked JDD

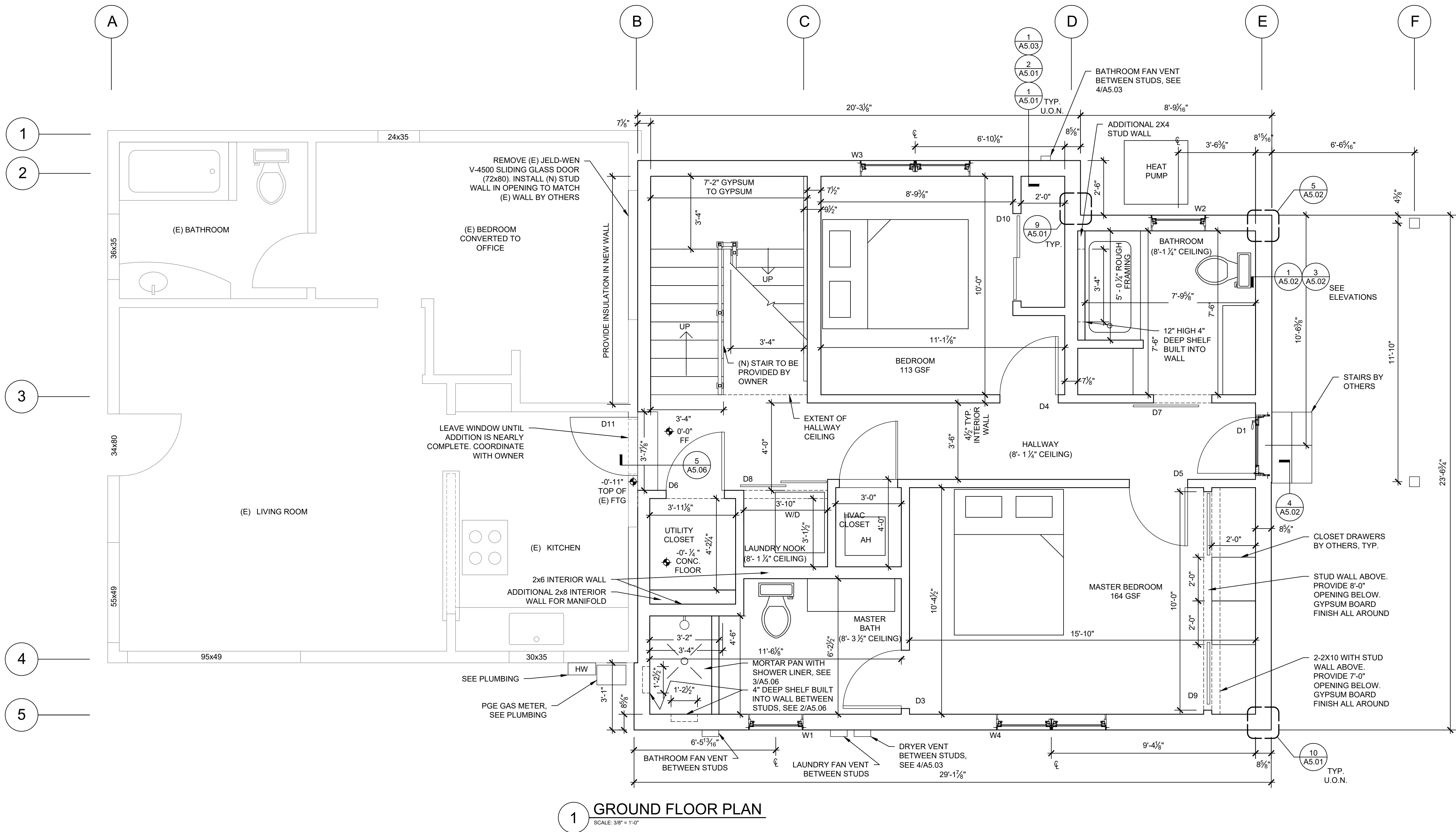
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**SITE PLAN**

Sheet Title

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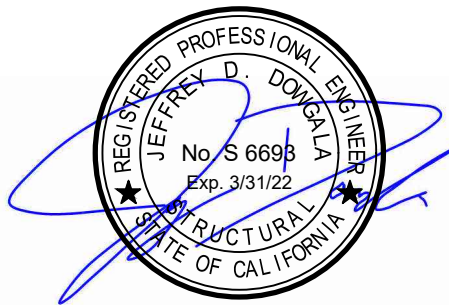
**A1.00**



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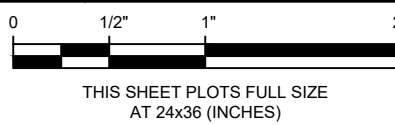
Project

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1633 Elm Ave  
Richmond, CA 94805

Client

Jeff and Andra Dowgala  
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Richmond, CA 94805

Mark	Date	Description



Project No. 0000.2021

Date 3/22/2021

Drawn JDD

Checked JDD

Scale As Noted

**GROUND FLOOR PLAN**

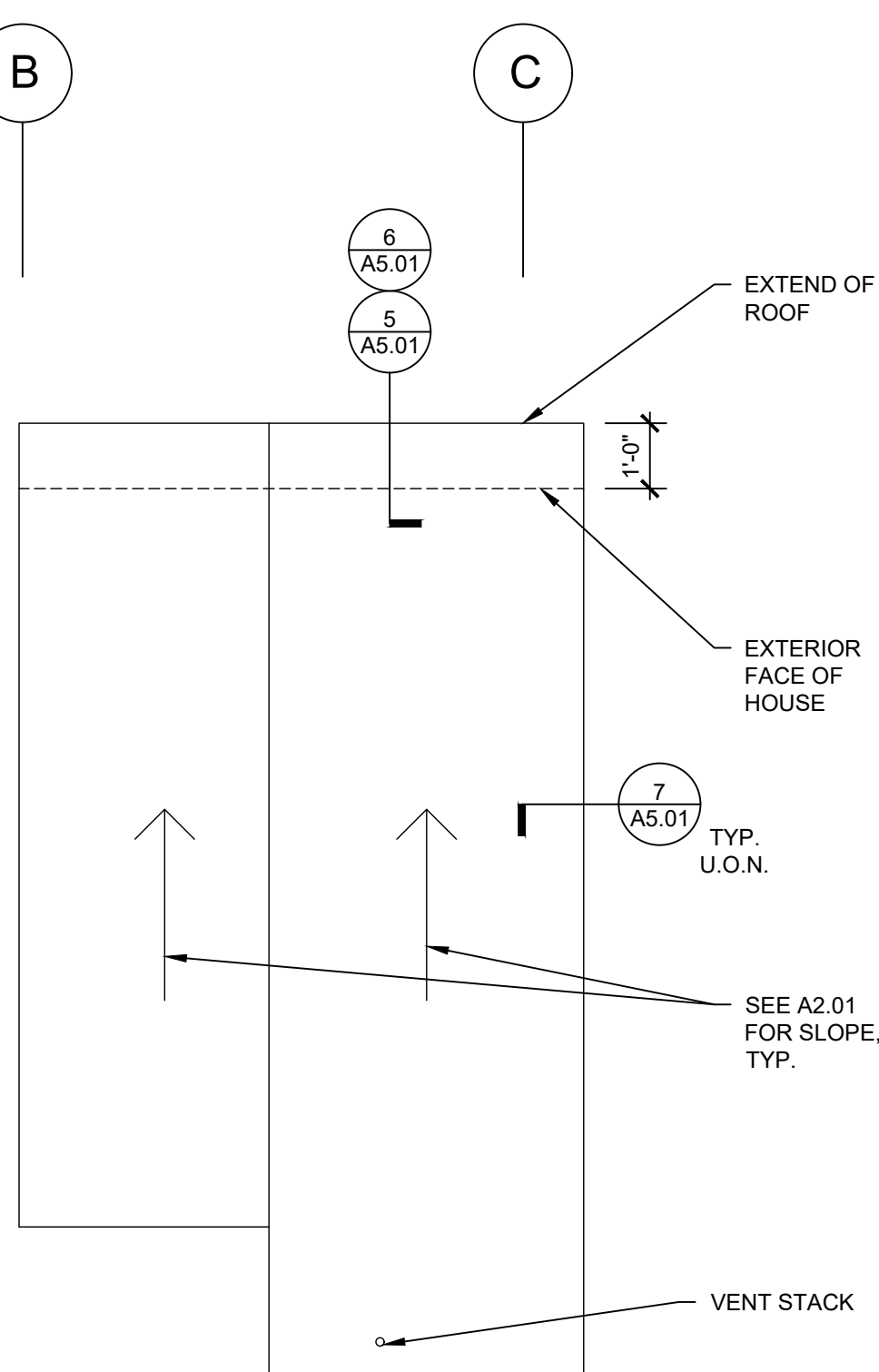
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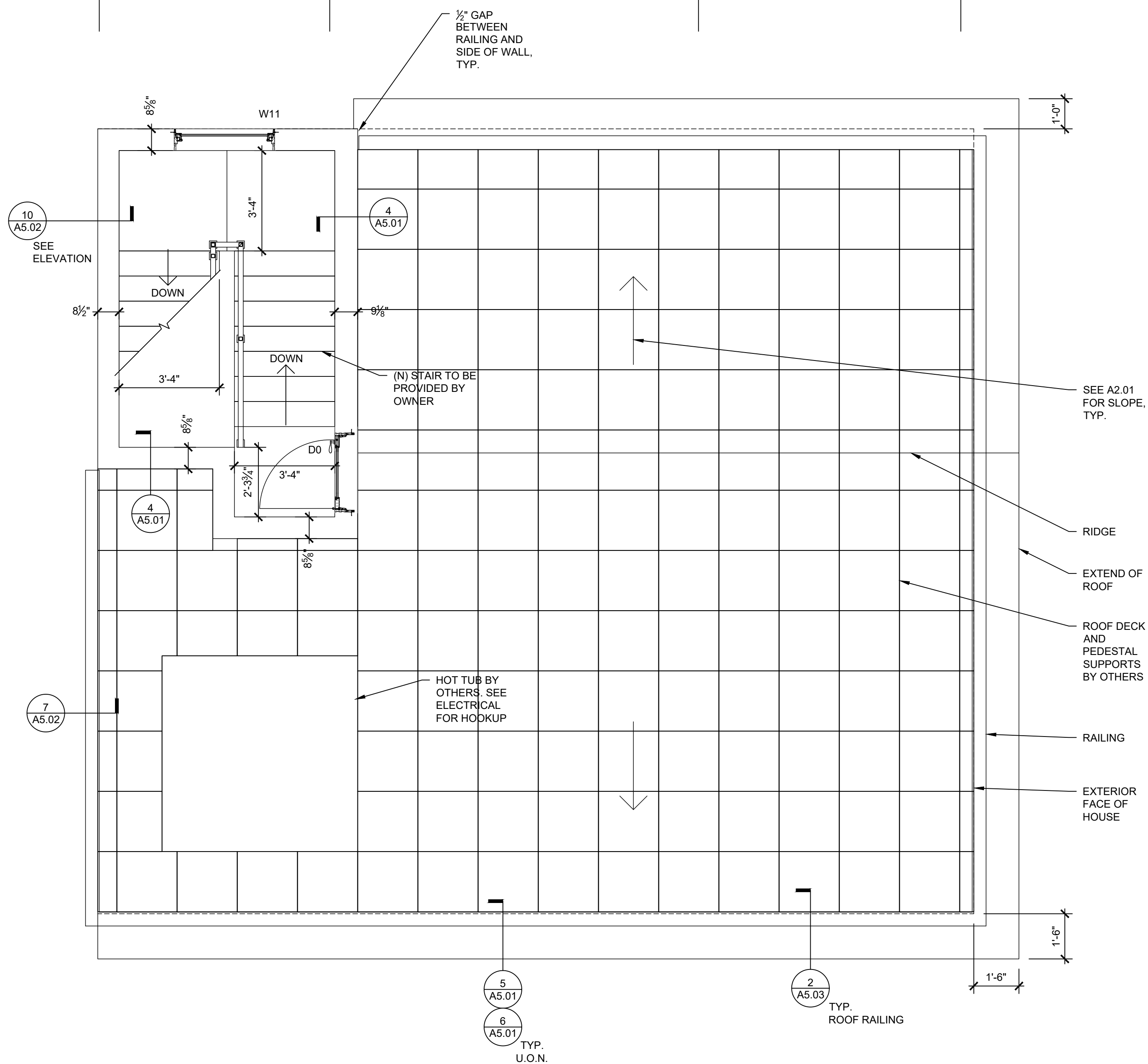
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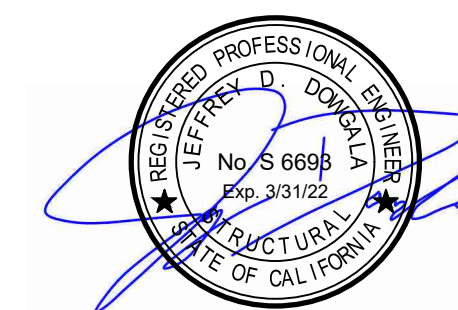




2 STAIR ROOF PLAN  
SCALE: 3/8" = 1'-0"



# 1 ROOF PLAN



Consultants
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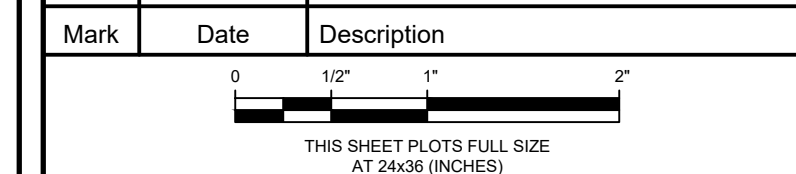
Project

1633 Elm Ave Addition  
1633 Elm Ave  
Richmond, CA 94805

C	Client
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Jeff and Andra Dowgala  
1633 Elm Ave  
Richmond, CA 94805

8		



Project No. 0000.2021

Date 3/22/2021

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Scale	As Noted
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ROOF PLAN

Sheet Title

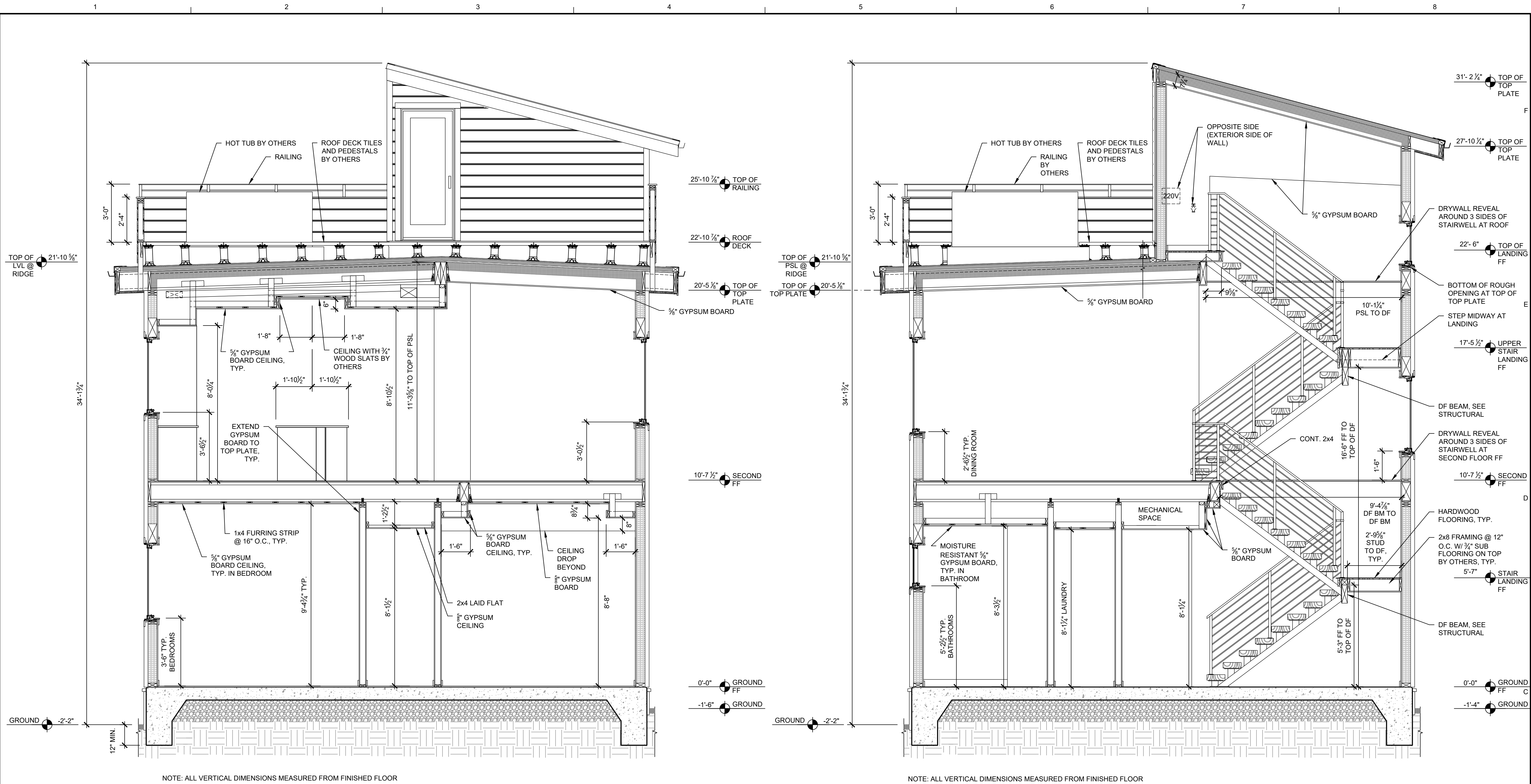
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## A1.03



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1 SECTION  
SCALE: 3/8" = 1'-0"

2 SECTION  
SCALE: 3/8" = 1'-0"

3 BALCONY SECTION  
SCALE: 3/8" = 1'-0"

4 STAIR ROOF SECTION  
SCALE: 3/8" = 1'-0"

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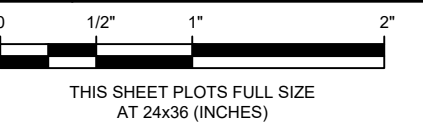
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Mark	Date	Description



Project No. 0000.2021

Date 3/22/2021

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Scale As Noted

Sheet Title

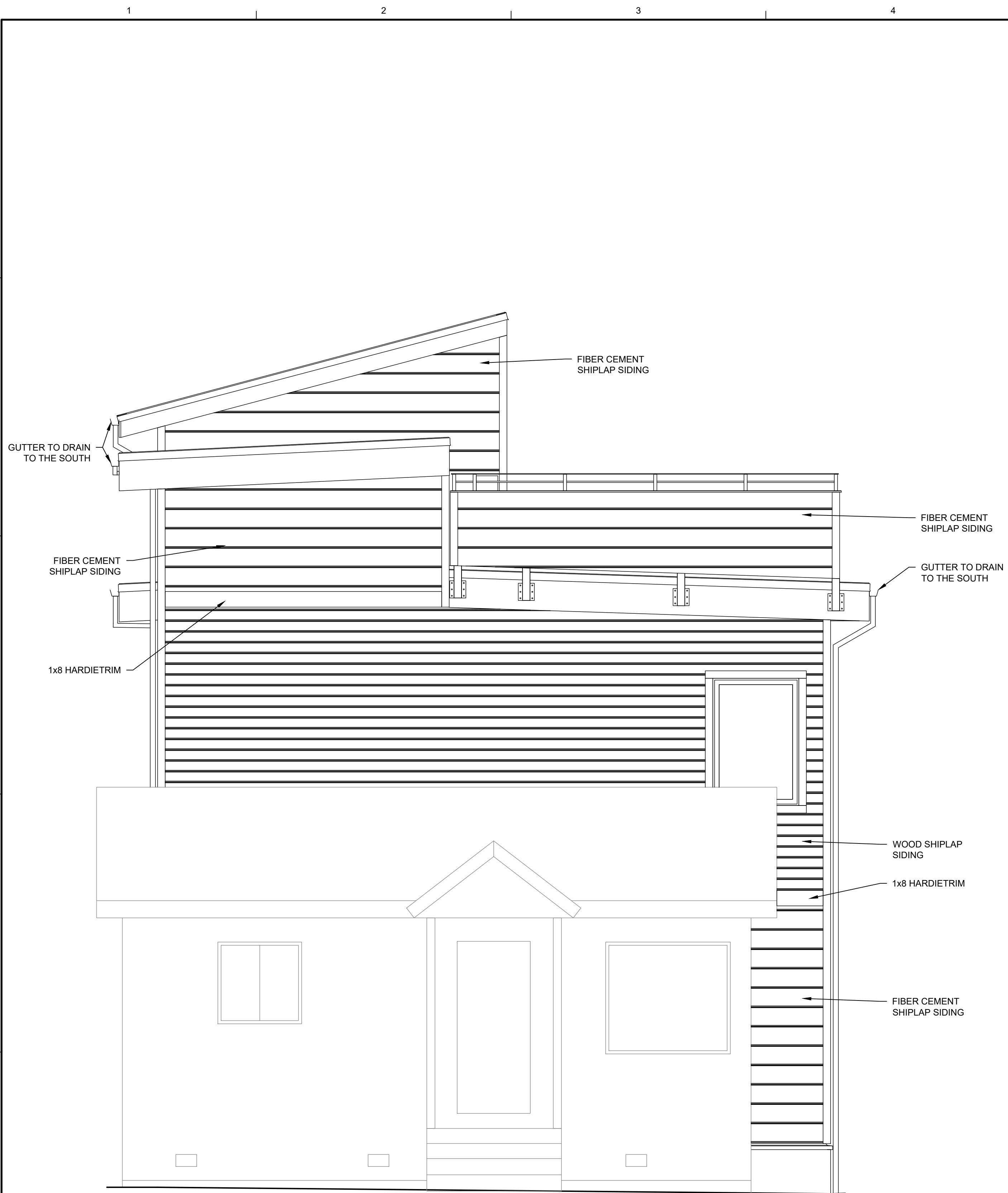
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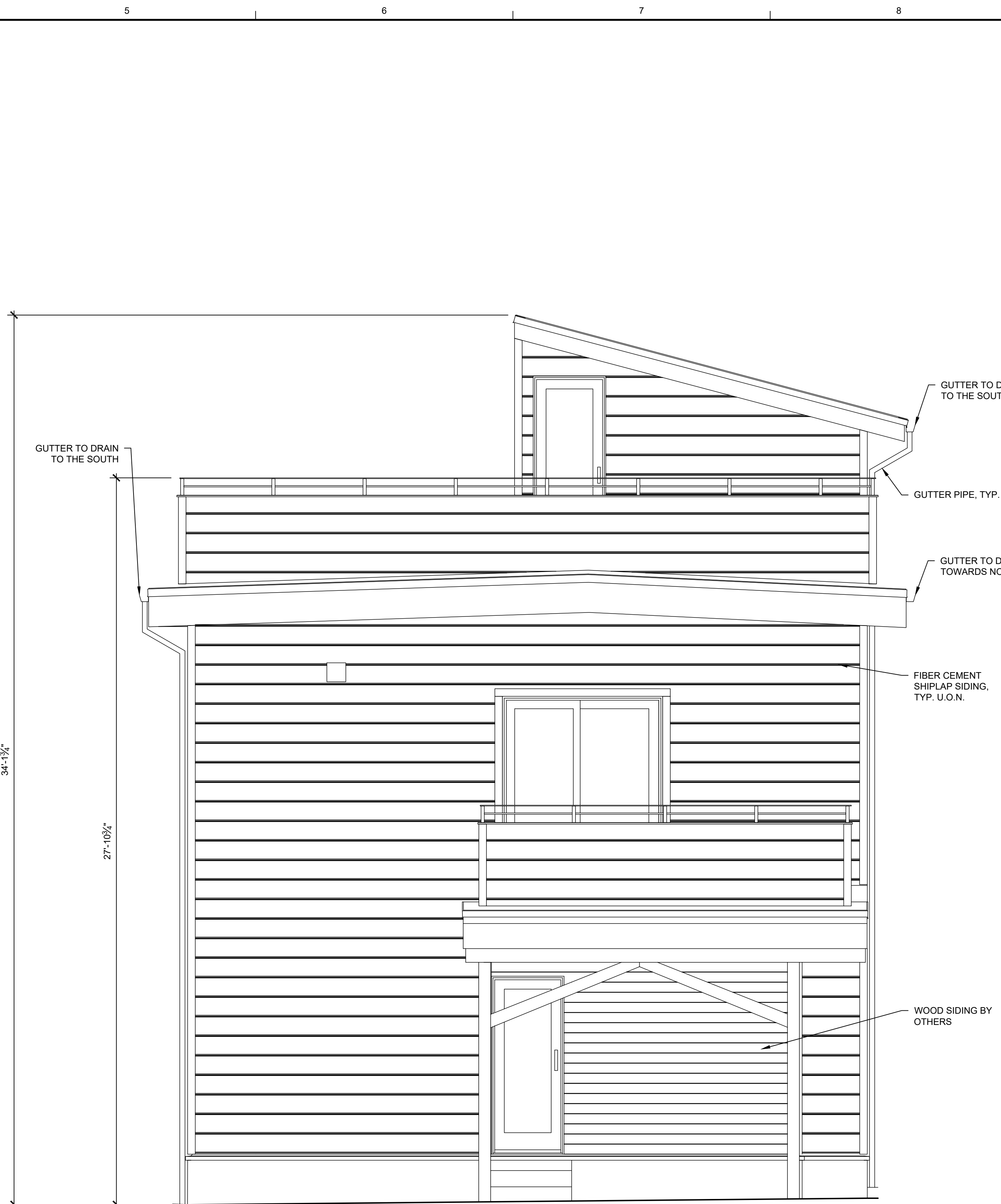


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Printed: 3/22/2021 5:01 PM by Dowgala, Jeffrey File Name: c:\WJE Work\1633 Elm Ave\Sheets\A3.01 EAST AND WEST ELEVATIONS.dwg



1 WEST ELEVATION  
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/8" = 1'-0"

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Mark	Date	Description
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Project No.	0000.2021
Date	3/22/2021
Drawn	JDD
Checked	JDD
Scale	As Noted

EAST AND WEST  
ELEVATIONS

Sheet Title

Sheet No.

A3.01

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Philadelphia | Princeton | San Francisco | Seattle | South Florida | Washington, D.C.



Consultants

Project

1633 Elm Ave Addition  
1633 Elm Ave  
Richmond, CA 94805

Client

Jeff and Andra Dowgala  
1633 Elm Ave  
Richmond, CA 94805

Mark	Date	Description
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)		

Project No.	0000.2021
Date	3/22/2021
Drawn	JDD
Checked	JDD
Scale	As Noted

**SOUTH ELEVATION**

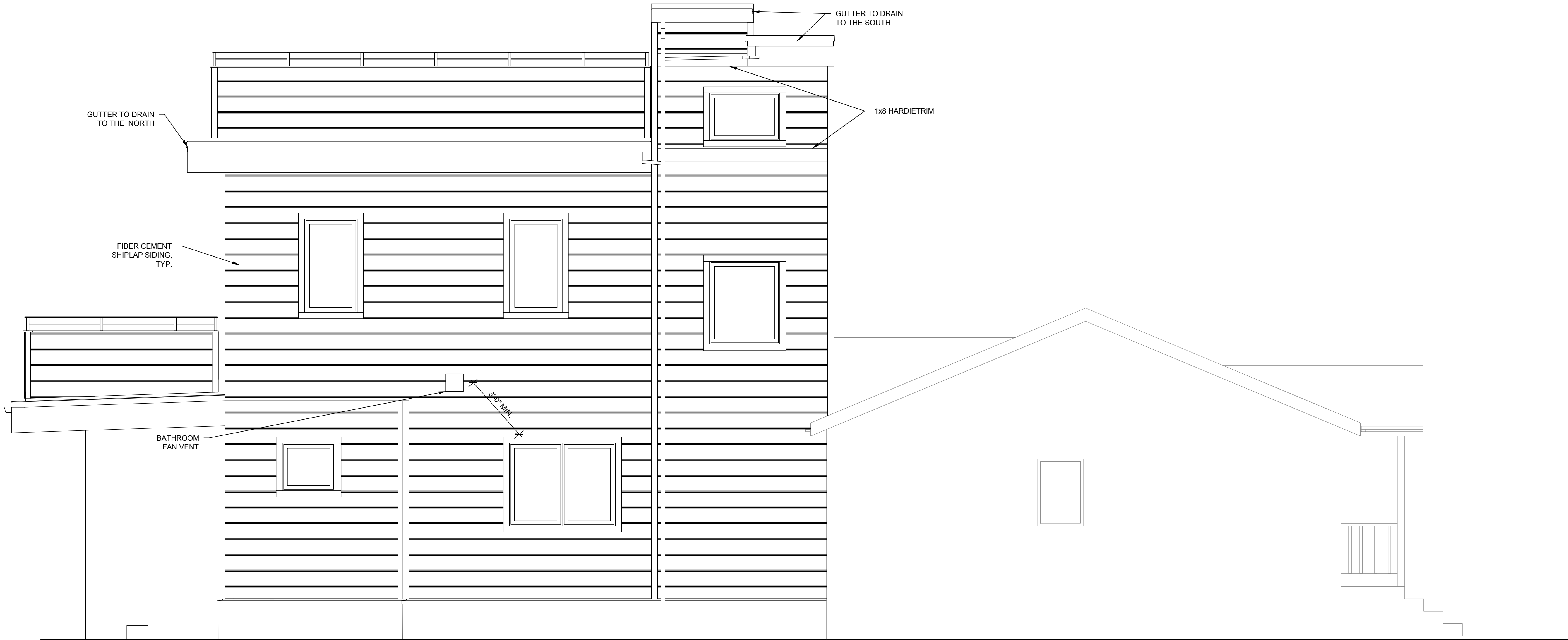
Sheet Title

Sheet No.

**A3.02**

Plotted: 3/22/2021 5:01 PM by Dowgala, Jeffrey File Name: c:\WJE\Work\1633 Elm Ave\Sheets\A3.03 NORTH ELEVATION.dwg

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1 NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

**WJE** ENGINEERS  
ARCHITECTS  
MATERIALS SCIENTISTS

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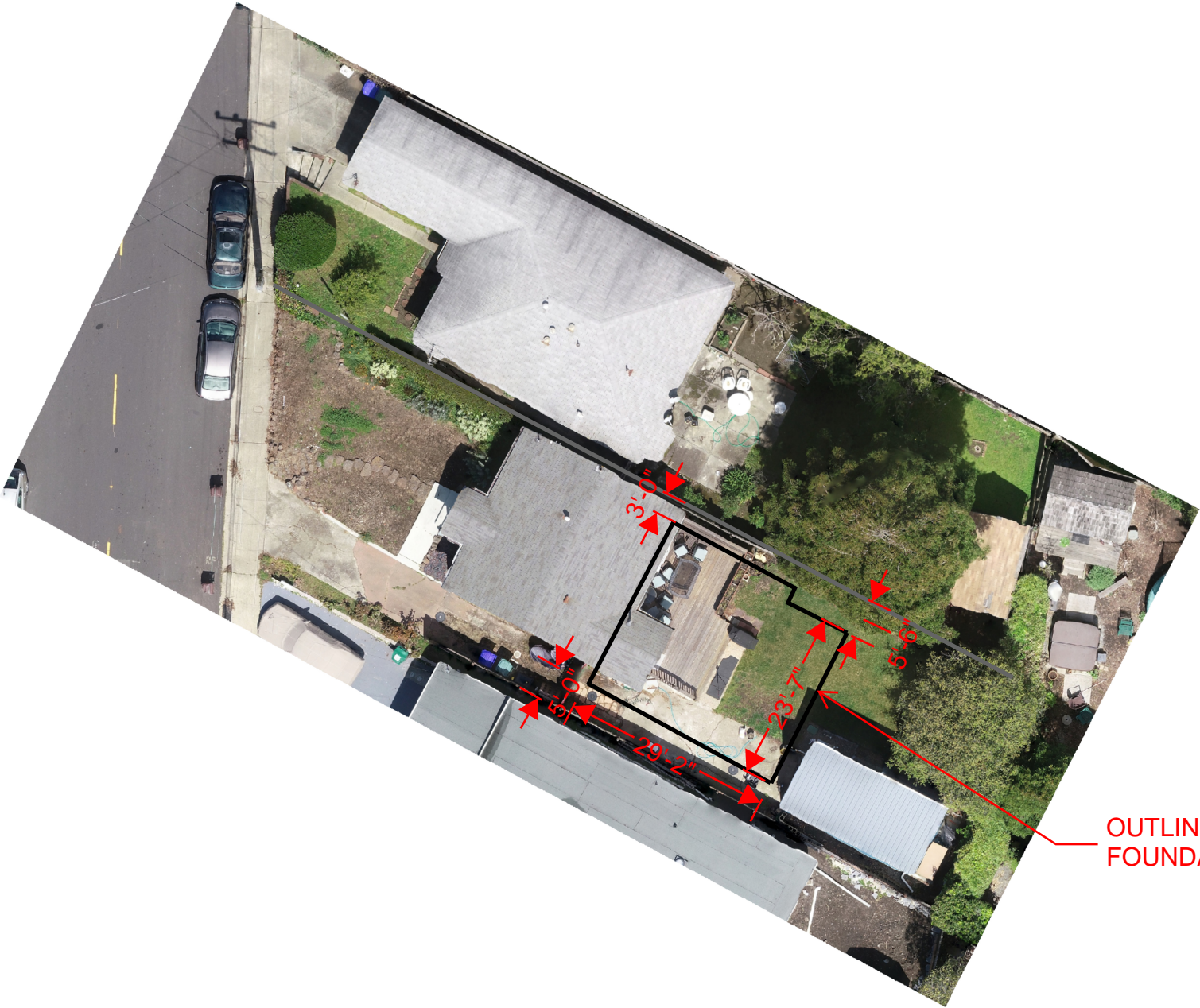
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**NORTH ELEVATION**

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**A3.03**





OUTLINE OF  
FOUNDATION